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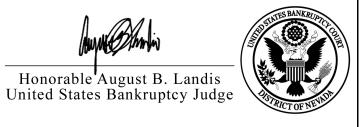
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July 05, 2022

**Entered on Docket** 



Christopher Patrick Burke, Esq. 218 S. Maryland Parkway Las Vegas, Nevada 89101 (702) 385-7987 atty@cburke.lvcoxmail.com Attorney for Debtor Lillian Jo Sondgeroth Donohue

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEVADA

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13 IN RE

Lillian Jo Sondgeroth Donohue,

Debtor.

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Case No. 22-11027-ABL Chapter 13

Date: June 30, 2022 Time: 1:30 p.m.

## ORDER GRANTING DEBTOR'S MOTION TO SELL REAL PROPERTY FREE AND CLEAR OF LIENS AND DENYING MOTION TO SEQUESTER FUNDS (Dkt.#66)

THIS MATTER came before the Court on the motion of the Debtor, Lillian Jo Sondgeroth Donohue ("Debtor" or "Donohue") to sell her real property located at 2240 East Calvada Blvd., Pahrump, Nevada 89048 ("Calvada") APN 38-891-07 free and clear of liens and to sequester funds. Christopher Burke, Esq. appeared on behalf of the Debtor, Ogonna Brown, Esq., appeared and filed a Limited Opposition on behalf of the Wardlow Survivor's Trust ("Wardlow") and Danielle N. Gueck-Townsend, Esq. appeared for Kathleen A. Leavitt, Chapter 13 Trustee ("Trustee"), the Court stated its findings of fact and conclusions of law on the record in accordance with FRBP 7052, and good cause appearing:

IT IS HEREBY ORDERED that the Debtor's motion to sell the 2240 East Calvada APN 38-891-07 for the sum of \$540,000 is hereby approved pursuant to the terms set forth

in the Residential Purchase Agreement filed as Ex. 'D' to the Addendum (Dkt.#72-2); 1 IT IS HEREBY ORDERED that the motion to sequester funds in the amount of 2 the proof of claim plus six months is denied; 3 IT IS FURTHER ORDERED that the sale of the 2240 East Calvada shall be free 4 and clear of all liens and interests including, but not limited to the Deed of Trust in favor 5 of The Wardlow Trust recorded in Nye County on January 9, 2007 as Document No. 6 676582, and subsequently assigned to the Wardlow Survivor's Trust and any other interest 7 the Wardlow Trust may have; 8 IT IS FURTHER ORDERED that no funds shall be disbursed through closing to the Wardlow Survivor's Trust, but The Wardlow Survivor's Trust will continue to maintain 10 a lien on the proceeds of the sale until further order of the Court; 11 IT IS FURTHER ORDERED that the net proceeds from the sale of 2240 East 12 Calvada meaning the entire amount remaining after payment of normal closing costs 13 through escrow, shall be disbursed to Kathleen A. Leavitt, Chapter 13 Trustee as a payment 14 under the plan to be held in the Bankruptcy Estate of Case No. 20-11027-ABL until further 15 order of this Court; 16 **IT IS FURTHER ORDERED** that the 14 day appeal period is waived. 17 IT IS SO ORDERED. 18 DATED this 1st day of July, 2022. 19 Submitted By: **Approved**/Disapproved 20 21 /s/ Christopher Burke, Esq /s/ Ogonna Brown, Esq. Christopher Burke, Esq. Ogonna Brown, Esq. 22 Attorney for Debtor Attorney for the Wardlow Survivor's Trust 23 **Approved**/Disapproved 24

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Staff Attorney

/s/Danielle N. Gueck-Townsend, Esq. Danielle N. Gueck-Townsend, Esq.

Kathleen A. Leavitt, Chapter 13 Trustee

